



- THREE DOUBLE BEDROOMS
- FOUR PIECE BATHROOM
- INTEGRAL GARAGE
- CLOAKROOM/WC

Roundhills, Waltham Abbey, EN9 1UN

PRICE: £410,000 FREEHOLD

Deceptively spacious three double bedroom terrace residence with a well maintained rear garden and integral garage. Modern four piece bathroom and ground floor WC. Located within easy access to local shopping facilities, schools and M25 motorway. CHAIN FREE An internal viewing is strongly recommended.



Property Description

Roundhills is an established development located just off Honey Lane, being within easy access of the M25 motorway and local day to day shopping facilities at the local parade of shops including a mini supermarket, chips shop and hairdressers. The historic town centre of Waltham Abbey and more comprehensive shopping facilities are within a 15 minute walk or five minute drive.

Schooling for all ages are offered at Leverton Primary school and King Harold academy whilst recreational facilities are available at nearby Larsens Park and the newly developed Leisure centre gym and pool.

For the commuter Waltham Cross mainline BR station or Epping and Loughton Underground stations are within driving distance for direct access into central London.

The property itself offers spacious living accommodation and it set on a traditional floorplan comprising, entrance porch giving access to the entrance hall with built in storage cupboard and stairs leading to the first floor landing. Additionally the entrance hall provides access to the guest cloakroom/WC. There is large lounge over looking the South easterly facing rear garden and this is set open plan to the dining area which leads onto the fitted kitchen.

The kitchen has a range of fitted cream wall and base units with contrasting work surfaces, with a door leading to the rear garden.

The first floor level comprises a landing with a built in cupboard and offers access to the three double bedrooms and bathroom.





Bedrooms one and two overlook the rear aspect with the main bedroom offering a built in wardrobe, bedroom three overlooks the front aspect. These are supported by a larger than average part tiled bathroom offering a three piece suite with a shower enclosure.

Externally there is a South east facing rear garden with full width paved patio area and the remainder laid to lawn with manicured bushes. The rear garden has an excellent open aspect over parkland and this is enjoyed from both the ground floor and first floor rear elevations.



The front exterior comprises a block paved area with a PERSONAL DRIVE providing parking for two vehicles and grants access to the INTEGRAL GARAGE with up and over door .

Being offered chain free an internal viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

PORCH

7' 9" x 2' 10" (2.36m x 0.86m)

ENTRANCE HALL

8' 6" x 8' 2" (2.59m x 2.49m)

GUEST WC

6' 1" x 2' 11" (1.85m x 0.89m)

DINING AREA

11' 8" x 8' 2" (3.56m x 2.49m)

LOUNGE

17' 8" x 11' 7" (5.38m x 3.53m)

KITCHEN

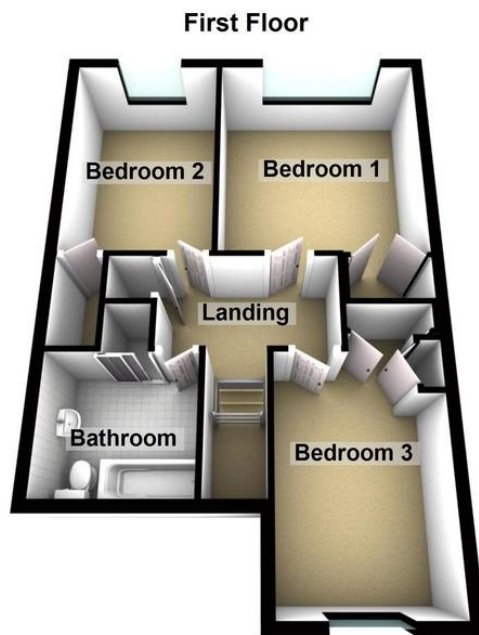
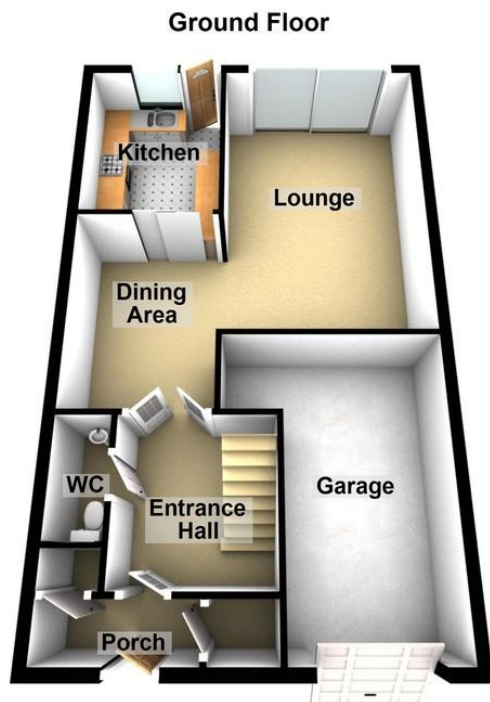
10' 2" x 8' 2" (3.1m x 2.49m)



LANDING

9' 5" x 4' 3" (2.87m x 1.3m)

BEDROOM ONE



12' 3" x 11' 7" (3.73m x 3.53m)

BEDROOM TWO

12' 4" x 8' 1" (3.76m x 2.46m)

BEDROOM THREE

11' 7" x 8' 3" (3.53m x 2.51m)

BATHROOM

8' 4" x 7' 2" (2.54m x 2.18m)

REAR GARDEN

INTEGRAL GARAGE

CHARGES

Council Tax Epping Forest District Council Band D

Tenure Freehold

UTILITIES AND SUPPLIERS

Electricity – Mains - supplier to be confirmed

Water – Mains – supplier to be confirmed

Sewage - Mains – supplier to be confirmed

Heating - Gas Central Heating – supplier to be confirmed

Broadband and Speed - To be confirmed

Mobile Signal and Coverage Vodafone EE Three O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements